

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Lakehart, Inc./Budget Mini
Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Lakehart, Inc./Budget Mini Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. Comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Lakehart, Inc./Budget Mini
Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. 704.3.1 of the FBC applies to this project.
5. Drive under building must comply with 3-5 of the FFPC. How far is the set back of the building from the street?
6. If building is over 75 to top floor the 412 of FBC applies. However this building already exceeds the permissible number of stories per Table 500 of the FBC.
7. Meeting required. Call 828-5223 for appointment time.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Lakehart, Inc./Budget Mini
Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. This shall include the purchase and installation of network equipment required to restore communications impacted by this development.

Recommendations:

1. The City will require the developer to utilize the roof for City communications infrastructure components provided by the developer. This includes, but is not limited to; antennas, repeaters, UPS power supplies, and antennas. The building owners shall provide a secure climate controlled environment, no less than 100 square feet, preferably 10x10x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual antennas spaced no less than 4 feet apart. Additional construction and equipment specifications will be made available as required.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Lakehart, Inc./Budget Mini Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. Tree installation to be in accordance with FPL guidelines for planting in the vicinity of powerlines.
2. In the R.A.C. zoning districts, required shade tree street trees must have 14' overall ht., and 8' spread with 6' ground clearance. Provide corrections to the "Legend " as required.
3. Indicate requirements for irrigation.

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Division: Parks & Recreation

Member: Kathleen Connor
954-828-5869
KathyC@cityfort.com

Project Name: Lakehart, Inc./Budget Mini Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. As a part of the Broward County Greenway Plan and since the City has adopted the County's plan, Flagler Drive will cease to exist as a street and will become a pedestrian greenway in the future.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Mike Ciesielski
954-828-5256
Email:
MikeCi@cityfort.com

Project Name: Lakehart, Inc./
Budget Mini Storage

Case #: 85-R-03

Date: August 26, 2003

Request: Site Plan Level II Review/ 1,347 Self-Storage Units & One Caretaker Apt. / RAC-CC.

Comments:

1. This request is subject to meeting all applicable sections of the ULDR, including but not limited to Sec. 47-13.10, (Permitted Uses in the RAC-CC), Sec. 47-13.20 and Sec. 47-13.21(Regulations for the Downtown RAC), Sec. 47-18.29 (Self-storage requirements), Sec. 47-20 (Parking and Loading Requirements), Sec. 47-21.11 (Landscape Requirements for RAC properties), and Sec. 47-24.1(Development Permits and Procedures), as well as all applicable sections of the City's Comprehensive Plan, including but not limited to Objective #7 of the Future Land Use Element of the Comprehensive Plan.
2. This request is subject to 30 day call-up by the City Commission. Specifically, pursuant to Sec. 47-13.20.M.2., a Site Plan Level II approval within the RAC zoning district shall not be final until 30 days after Preliminary DRC approval has been granted (and then only if no motion is adopted by the City Commission seeking to review the application as per Sec. 47-26.A.2.
3. Provide a narrative explaining how this request complies with Objective #7 of the Future Land Use of the Comprehensive Plan, specifically, please explain how the proposed self-storage facility is consistent with the City's Community Redevelopment Plan for the Flagler Heights RAC Area.
4. Discuss any comments received from the Community Redevelopment Agency.
5. Confirm that the Zoning Administrator's interpretation that a self-storage facility is a permitted use and is NOT subject to the requirements for a self-storage facility in the RAC-CC (see. Sections. 47-13-10 and 47-18.29.B

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6. Provide a point-by-point narrative that states how the proposed project meets the self-storage regulations as stated in Section 47-18.29.
7. Provide point-by-point narrative as to how this development proposal complies with each of Section 47-25.2 – Adequacy regulations.
8. Discuss future status of Flagler Drive with Engineering representative, Parks and Recreation representatives, and County Greenway representative.
9. Discuss the impact, if any, of this proposed project on the proposed greenway along FEC RR tracks with the Parks & Recreation representative.
10. Discuss all proposed signage with the Chief Zoning Plans Examiner.
11. Confirm that this property is not within 100' of a the TMU zoning district and , therefore, is parking exempt as stated in Sec. 47-20.Table 3.
12. Provide oblique renderings (not line drawings).
13. Street names are listed incorrectly on both the location map and isometric drawings.
14. Building height calculations are inconsistent (see proposed heights on north and south elevations).
15. Sidewalk locations do not match on the Landscape/Site Plans. Delineate location of a 7' wide sidewalk (as required). Discuss whether or not there must be a continuous sidewalk, i.e. should the sidewalk continue through the driveway entrance.
16. Provide a narrative that describes surrounding land uses. IN the narrative, identify the location of these uses as it relates to the subject site, i.e. north, east, south, west.
17. Since the previous use of this site (linen supply business) may have used toxic substances or other contaminants, please contact the Broward County Dept. of Environmental Protection and, if required, complete a Phase #1 Environmental Analysis.
18. Provide a text narrative describing hours of operation, security, and number of employees.
19. To ensure compliance with Pursuant to Section 47-18.29.A.6, provide a typical dimension of a self-storage unit on your floor plans. (Note-individual units of a self-storage facility may not exceed 400 sq. ft. in area).

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20. Pursuant to Section 47-19.2 Z., any roof-mounted structures shall be screened.
21. Confirm the maximum allowable building height in this area with Airport Representative.
22. Staff strongly recommends contacting the Community Redevelopment Agency and discussing this proposal with their representative(s).
23. Additional comments may be forthcoming at the DRC meeting.

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Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
Project Name:	Lakehart, Inc./Budget Mini Storage	Case #:	85-R-03
Date:	August 26, 2003		

Comments:

1. All glass windows/doors should comply with S.F.C.
2. Recommend intrusion alarm system.
3. Recommend C.C.T.V. to monitor all floors and areas such as stairwell doors, elevators, lobbies, offices and exit to Flager St.
4. Recommend pedestrian gate on the west side for exit use only.
5. Are side doors to be utilized for access or fire doors?
6. Recommend emergency enunciators on floors 2-7.
7. Alert tone for ajar stairwell doors with location sensors.
8. Please respond to these comments and questions in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Lakehart, Inc./Budget Mini
Storage

Case #: 85-R-03

Date: August 26, 2003

Comments:

1. Provide a narrative outlining how the proposed self-storage facility complies with the requirements of section 47-13.20.B and 47-18.29.A point by point.
2. Dimension parking space width pursuant to section 47-20.11.
3. Dimension twenty (20) foot landscape area along 1st Ave.
4. Discuss location of H/C parking space in garage.
5. Explain how in the above narrative the dumpster/ trash management plan.
6. Only a sixteen (16) square foot ground sign is permitted when single side pursuant to section 47-22.4.C.13.c.
7. Dimension the building height from grade as defined in section 47-2.
8. Additional comments may be discussed at the DRC meeting.